BRAGE OF THE GOVERNOR OF NEW YORK.

To the Smare and Assesser:

Freedow Offices—In the discharge of the duty imposed on me by the constitution, I submit an account of the Smarehal condition of the State, its various institutions and interests, together with such remarks, suggestions and recommendations as seen to me necessary and appropriate for your consideration.

The total assount charged upon the General Fund Revenus, during the fiscal year anding the 30th of September, 1365, was \$1,785, 635 73. The receipts (exclusive of a temperary loan to the Treasury of \$187,000 were \$1,989,867 29, showing a degister of \$256,809 51, to which add that existing at the close of the previous fiscal year, 9579,654 38 and there is an actual deficiency in the revenue of the General Fund on the 30th of September, 1555, of \$357,865 90. Through the continued deficiency of the Canal Revenues, the General Fund has not, during the last fiscal year, received any part of the \$200,000 appropriated by the constitution, out of the surplus revenues of the canals, to the support of government. The debt of the General Fund at the close of the fiscal year was \$85,026,684 37.

The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the School Fund was \$2,457,520 86, being The eaglish of the Sch

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Trough the report of the Comptroller, which will soon be aid before you, you will not only gather specific details oncerning the finances of the State, but also valuable ungestions in relation to their administration.

CANAIS.

The receipts of the State canals from tolls, rent of surdus waters, and interest on carrent canal revenues uring the past fiscal year, amounted to \$2,630,792 12, and the aggregate expenditures for collection, supering andence and repairs amounted to the sum of \$389,792 12, and the aggregate expenditures for collection, supering suring step and the constitution for the canal debt sinking fund of \$1,300,000, and the general fund debt sinking fund of \$350,000, but not sufficient to meet any part of the other requirements of the constitution for the interest on the late loans for the enlargement and appropriation towards a sinking fund for the extinguishment of a principal of such loans. In anticipation of this deciency, provision was made for such appropriations, or them, out of the tax to be collected during the current fiscal year. I deemed the principal of such loans. In anticipation of this deciency, provision was made for such appropriations, or the least aportion of them, out of the tax to be collected during the current fiscal year. I deemed the canal was a such as the first part of the canals, and their naufficiency to meet the constitutional charges upon nem. To the recommendations and suggestions of that tensage I have little to add. The causes which at that me hand led to largely diminished receipts in the canal water part of the remainder of that fiscal year. Some these causes, such as the great scarcity of produce in the west seeking an Eastern marke, have already happily alluenced the receipts of the current fiscal year. Some these causes, such as the great scarcity of produce in the west was a such as the provable, however, that the increased revenues of the corresponding months of 1854 was \$180,077 80. It is at pro

a the people, and the care of themselves and pay all a incurred in their construction. I as a complish such incurred in their construction to accomplish such impose deserves your serious consideration. I all the construction is the current expenditurers for collection, wintendence, and repairs, as compared with the prengy year. This is an improvement in the right direct, and indicates a determination on the part of the disting officers to commit a wise economy in the expense of the public funds. The contract system for the irs of the canals has proved so successful, that the Canal Roard has wisely, under the direction of the Legislature, directed and provided for its adoption all the completed sections of the enlarged and ladoansis.

rock of enlarging and completing the canals is ing with as much rapidity as practicable in view mount of the annual appropriations. The work let upon terms very advantageous to the State, is great cause for congratulation at the pros-heir speedy and economical completion.

and there is great cause for congratulation at the propect of their speedy and economical completion.

The sur per cent loan of \$2,250,000 for enlargement purposes issued during the last fiscal year was taken at a premium of \$366,880 06. The premiums arising from this and the previous loans for the enlargement have been invested, as required by law and the spirit of the constitution, to accumulate for final appropriation towards the completion of the enlargement, and to supply, in part at least, any deficiency that may exist after the expenditure of the loans provided for in the late ameniment of the constitution.

In the month of June a loan for \$1,500,000 was issued for the redemption of the canal revenue certificates, and taken at a premium of \$559,405. Since the close of the last, and during the present fiscal year, a further enlargement loan of \$1,250,000 has been issued, at a premium of \$204,511.50.

A lean of \$4,500,000, issued upon the credit of the Saking Food, to pay \$4,000,000 of State stock falling due on the 1st of January, 1856, and to meet deficiencies in the Staking Fund, under article seven of the constitution, has been recently made, at only five per cent interest, and a considerable premium realized thereon. The facility with which the preceding loans have been made, and the large premiums received, show not only that the credit of the State is unimpaired, but that the prospect of the canals, the amount of work contracted thereon and their present condition, you are particularly referred to the several reports of the Commissioners of the Canal Fund, of the Audutor of the Commissioners of the Canal Fund, of the Audutor of the Commissioners of the Canal Commissioners, which will be submitted at an early day.

ment, of the State Engineer and Surveyor, and of the Canal Commissioners, which will be submitted at an early day.

RAHDADS.

There are now in active operation in this State 3,216 miles of railroads, including double tracks. The whole amount expended in their construction and equipment exceeds one hundred and twenty-five millions of dollars. There have been transported on the several railroads in the State, during the past year, 33,839,164 passengers and 3,417,207 tons of freight. The total cost of spersting these roads was \$11,310,071 81, and their gross carnings amounted to \$20,843,385 73.

The large amount of capital invested in these corporations, the immense number of passengers conveyed, and the magnitude of the interests involved, early excited the attention of political economists and legislators. The necessity of wise laws regulating these interests, and a proper supervision of these great thoroughfares of the people, became a matter of serious consideration.

The Legislature, therefore, at its last seasion enacted a law creating a Board of Railroad Commissioners, and defining their powers and duties. This board is composed of one person appointed by the Governor and Senate, one elected by the directors of the various railroad composed of the people. The board thus appointed insures in the State. Like the Banking Department, this hoard is maintained by the different corporations it is appointed to supervise, and does not impose any burthens upon the State.

The shanual report of the Commissioners will soon be laid beter you, containing full details of the business of their department and much valuable information. I trust you will give such consideration to the recommendations and suggestions they will submit as their importance demands.

For the details of the condition of the banks of the

trust you will give such consideration to the recommendations and suggestions they will submit as their importance desmands.

EANNE AND CURRENCY.

For the details of the condition of the banks of the State I refer you to the annual report of the Superintendent of the Banking Department. From this it will appear that during the last fiscal year sixteen banking associations and six individual bankers have commenced business under the provisions of the General Banking Isw, deposited securities and reserved circulation. Of such associations eight were organized by the shareholders of expiring safety fund banks under the provisions of this plet 312, of the laws of 1849.

During the same period four banking associations and five individual bankers have given notice of their intendicts to discontinue business, and have withdrawn a portion of their securities upon the surresaler of an equal amount of their circulating notes famed to banking associations and individual bankers, and outstanding on the 30th September, 1255, was \$24,438,001, for the redent securities, as required by law, association to the redent securities, as required by law, association for the redent securities, as required by law, association of the fine securities, as required by law, association of the fine of September latt, \$11,290,255. At the same date the company of th

besides the balance of unavailable assets of the City Bank of Buffalo. The total amount of outstanding and and unrecessmed bank fund stock, issued on the credit of the bank fund to meet the lishlitties of the fund, on ac count of the debts of broken satety fund banks, was on the 50th of September last \$124,801 30; of which amount \$85,500 matures and is redesmable on the last day of February next, and will be promptly paid out of the cash in the treasury belonging to the fund.

If no failures occur in the existing safety fund banks, it is anticipated that the fund, with the future contributions to be made to it, will be sufficient to meet all such steek thus charged upon the credit of the fund.

The backs have uniformly preserved their taith to the public, and justly enjoy the increased confidence of the people. The high premiums on the stocks taken as a security for their circulating notes and a rigid scruting into mortages when taken as a part of such security, serve in a great measure to check banking ancept as a legitimate business. Our banks, with few exceptions, are local institutions, confining their business, as the law contemplates, to their neighborhoods.

I should deprecate any attempt to introduce a more available class of securities as a basis for currency than those now received, fearing that with greater inducements, purely circulating banks would again spring into existence to the detriment of legitimate institutions and to the public interests.

The frequent and sudden expansions and contractions of the currency in the city of New York occusion serious embarrasement and onerous sacrifices. In this manner, and in the absence of any adequate monetary necessity, the various business interests of our commercial metropolis are deranged and crippled. This evil is supposed to arise from the employment by banks of large means of toaking facilities from commercial metropolis are deranged and crippled. This evil is anyposed to arise from the employment by banks for large means of most of their capital, wo

of the industrial and producing classes, and thereby promote the general welfare.

SCHOOLS.

The amount of school moneys apportioned by the Superintendent of Public Instruction for the current year, is \$1,110,900, of which \$800,000 is derived from a general tax, \$165,000 from the income of the United States Deposit Fund, and \$145,000 from the income of the Common School Fund.

The amount reported as having been expended for the payment of teachers' wages for the year 1854, was \$2,301, 411.25; for libraries, \$55,316,31; for school house sites, school houses and fuel, £863,990.53—total, \$3,226,618.08.

The amounts of money raised by tax in those districts where free schools are maintained, and the amounts raised by rate bill, are not separately stated, but it is certain that the former considerably preponderate.

The number of school districts reported is 11.748. The number of school districts reported is 11.748. The number of schools, in academies under the supervision of the regents of the university, 38,734; in colored schools, 5,243; and 53,764 in unincorporated private schools; in all, 998,273; leaving 225,854 not in attendance at any place of instruction, if we except the students in the several colleges.

The non-attendance may therefore be set down at one.

sence is, 3,243; and 55,764 in unincorporated private schools; in all. 988,273; leaving 225,854 not in attendance at any place of instruction, if we except the students in the several colleges.

The non-attendance may therefore be set down at one-fifth. It is likely, however, that if the age of six was substituted for four years, as the minimum period, this propertion would be greatly reduced.

The number of volumes in the district libraries is reported at 1,105,870.

The number of schoolbouses is 11,028, of which 9,356 are framed buildings, 715 of brick, 576 of stone and 381 of logs.

Defects in our public school policy, and the legislation necessary to remedy them, will demand your earnest attention. A modification that shall secure greater enconomy of the public treasure, and an extension of the system to all the children of the State, seems to me obviously necessary. Particular attention should be directed to the academies, now deriving a revenue from the Literature Fund. I would suggest that a Beard of Commissioners be appointed to visit them, examine their management, ascertain to what extent they have compiled with the regulations prescribed by the Board of Regents, and report the results of the investigation to the Legislature at its next session.

I cannot regard our school system as complete, until it shall extend free academical instruction to every child, residing in the State, desirous of its benefits.

This can be done by placing all the schools in each town under the control of a Board of Education, charged with the duty of general superintendence, of selecting suitable text and library books, supplying proper apparatus, grading the schools, and establishing in each town academical departments or high schools whenever a majority of the inhabitants shall deem it proper; or the Boards of Education in adjacent towns may combine to secure this result, where the territory is limited, and the means of a single town are inadequate to the purpose. The benefit of such instruction would be offered to all t

nnreliable. The labor of making these reports, which is imposed upon the County Clerk, is foreign to the regular duties of his office, and is often performed in a manner that indicates great want of interest in it. Under such circumstances it is not possible for the State Superintendent to have correct statistics for the use of the legislator. As an evidence of the inaccuracy of this information in the office of the pretiment of Public Inservention greatly exceeds the number in the Cannus returnation the office of the Secretary of State; and yet these incorrect is made of a wind of the public moneys.

I would recommend that all payments from the School Fund, the United States Deposit Fund, the Literature Fund, and the annual State tax for School purposes, amounting in all to about \$1,100,000, be placed under the control of Commissioners, to be called Commissioners of the School Funds, and to be composed of the State Superintendent of Public Instruction, the Constroller, and the Treasurer—that it be made subject in all cases to their order, to be called Commissioners of the Superintendent of Public Instruction, the Constroller, and the Treasurer—that it be made subject in all cases to their order, to be called only officed by the subject of the su

number of convicts at the close of the year, compared with its beginning, shows a decrease of sighty-nine.

The total number in all the State prisons on the 30th of November, 1855, was 1,905, viz:—At Sing Sing, 337; Auburn, 657; Clinton 251.

The rotal expenditures of the three prisons for the year ending November 30, 1855, amount to \$233, 313 24. The examings for the same period amount to \$108,239 29. The expenditures have decreased \$36,305 57, and the earnings have increased \$11,059 01, compared with the preceding year.

in the county jails. I commend the subject to your action.

The experience of the past year has deepened my conviction of the necessity of some legal provision that shall relieve the Executive of a portion of the burden now devolved upon him by the examination of appeals for pardon or commutation of punishment. These appeals have multiplied to an embarrassing extent; and their proper examination, with the facts requisite to an understanding of their merits, and the correspondence and personal interviews incident to each case, engroes almost the entire time and attention of the Executive. I therefore repeat the suggestion contained in my former annual message, that greater discretionary power in the graduation of penalties be given to judges; thu securing a more equitable administration of justice than can be obtained under the present arbitrary restrictions. Not a few of the appeals now made to executive clemency are predicated upon the disproportion existing between the actual offence and the penalty—a difficulty which would be in a good degree remedied by the exercise of that judicial descrimination which I have suggested. Relief might also be had by the creation by isw, of an officer upon whom, in connection with the Executive, should devoive the duty of examining the cases presented for clemency.

Houses or restruct.

The number of boys in the Western House of Refuge at Rochester at the commencement of the last year was 205; the present number is 277. During the summer the number ranged from 270 to 280. The estimated value of their labor during the year is about \$10,000. The new wing, for the creetion of which an appropriation was made during the legislative session of 1854, has been competed, furnithed, and is now in use. It supplies dormitories for 160 boys, in additional shop room in the other two wings of the house, a school room, with class rooms acjoining, and additional shop room in the basement. The expense of its erection, it is believed, will be covered by the appropriation made for that purpose. The institution now has accommodations for about 375 boys. Its condition and necessities will be more fully explained in the report of the managers, which will be laid before you. It will appear, from that, that an appropriation of about \$10,000, to supply the deficiency of former appropriations, to meet cirrent expenses, will be required to relieve the institution from embarrassment.

The Heuse of Refuge in New York continues to present its usual satisfactory results. The institution has now been for more than a year in the occupation of the new premises erected for it on Randall's Island. The site is a beautiful and healthful one, and the buildings are well anapted to the purpose of their erection. A more thorough system of classification of Juvenile offenders Las been attempted, but cannot be accomplished until the completion of the buildings designed for the separate accommodation of girls. During the past year the foundation of the house intended for lemales has been laid, and the building for their industrial cocupations enclosed. The number of inmates of the Refuge, it is estimated, will be five hundred and fifty during the winter. About four hundred to both sexes have been received since the first of January last, and three hundred have been indended. The institution, as at present arranged, is nearly full; but the

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considered at the last session of the Legislature, but failed to become a law. I commend the subject to your attention.

The number of emigrants landed at the port of New York during the year just closed is 136,233. During the year 1854 the number was 319,223. This falling off has caused a corresponding reduction in the receipts of the Commissioners of Emigration. While, therefore, the Commissioners were burdened with the support of the sick and destitute arriving the preceding year, their diminished revenues during the last season has coessisted serious embarrasments. The length and severity of the winter of 1855, and the high prices paid for all the necessaries of life, not only increased the number of emigrants requiring aid, but added targely to the expenses of the Commissioners within the past year have entered vigorosly upon a system of economy and retrenchment. The inmastes of their various institutions were largely reduced in numbers. The Medical Department was reorganised, and further improvements are contemplated. The general superintendance was changed, and all supernumaties were discharged. In these efficient reforms, as in their generous devotion to the laborious duties of their office, the Commissioners of Emigration earn their only reward—the approbation of their fellow citizens.

The industedness of the Commissioners, from the causes stated, will probably require Legislative relief. It should be remembered that the money to purchase the land on Ward's and Randall's Islands, to erect thereon expensive and noble structures to maintain the immates, and to return to the counties the sums expended for the support of emigrants, has all been derived from the emigrants themselves. Since the passage of the law creating the Board of Commissioners, our own citizens have been relieved from the burden of supporting sick and destitute emigrants. You will, I trust be prepared to consider layorably such application as may be made for the temporary permistry relief of the Board of Emigrant Commissioners.

Foreig

need, the ability and the disposition to labor. Their labor enters immediately in o every department and branch of our industry. From England and France come artizans whose still and experience enable us to compete successfully with the manufactories and worksheps of the Old World. Northern Europe supplies us with thrifty and industrious tillers of the soil. Ireland sends us isborers, without whose home and sinew our country would not now rejeice as it does in more canal navigation and more miles of railread than have been constructed by any other nation. To emigration we are largely indebted for the early settlement, the rapid development, and the rising greatness of the Western States. If our citizens realized how directly their own

measure of economy and humanity.

The prevalence of a fearful epidemic during the past summer and autumn, in the cities of Portsmouth and Norfolk, in Virginia, filled the public mind with sadness, and excited serious apprehensions that, in its progress, the securge might reach one one commercial emporium. Happily these apprehensions were not realized, yet the opinion has been expressed by eminent medical authority that, with the approach of another summer, that disease will reappear in more Northern latitudes. Whatever value may be attached to this opinion, all will concur in the importance of vigilantly guarding the public health.

appropriation for this purpose.

AGRICULTURE.

The Legislature of 1853 granted a charter for an agricultural college to be connected with an experimental farm. Applications will be made to you to aid the endowment of this institution with money from the public treasury. The great value to a State of intelligent agriculture and the importance of improving our knowledge and practice of this most dignified art, with the aids of modern science applicable to it, induce me to recommend you to grant that application, and with liberal measure.

criminal causes is effected. The evils I have summarily referred to are worthy of the careful attention of the Legislature.

COURTS.

In the present constitution of our courts of law, the poor man is often practically debarred a hearing of his just claims, from his inability to pay the charges incident to their prosecution. As a remedy for this evil, I would suggest the establishment, in all our cities, of courts of limited jurisdiction, to take cognizance of claims ranging from \$1 to \$10; and, by the simplest and most en comical processes, to hear and adjudicate the same, without charge to the parties.

With the increase of population and business in our State has come an increase of itigation. Although the judicial force was largely augmented by the new constitution, the courts, especially those in the commercial cistricts of the State, are burdened with accumulations of business which no amount of labor can despatch. The creation of local tribunals in large cities has afforded some relief.

While the evil is acknowledged, the obvious remedy, and one which the constitution wisely contemplates, has not yet found favor with the legislature. That is the establishment of courts of conciliation.

The experience of other countries furnishes evidence of the beneficent workings of these tribunals. Through their instrumentality much hasty and needless litigation is arrested. Misapprehension of rights, and the conflict of interests among neighbors, by conciliating intervention, are ancicably adjusted. Here, where courts are more recorted to than in any other country in the world, t is believed that the tribunals of conciliation would accomplish the reform as generally, and yet, hitherto, so nawailingly sought, I respectfully solicit your attention to the subject of their establishment.

CENSES.

The returns of the census show the following general results:—

Total population of the State, 3,470,063, showing an interestic and second and accomplish the results.—

The returns of the census show the following gener al results:—

Total population of the State, 3,470,063, showing an increase since 1850 of 372,024; since 1846, 864,923.

Native voters, 516,745; naturalized voters, 135,076; aliens, 632,746; colored persons not taxed, 35,956; Indians, 3,945.

A report will be submitted to the Legislature, by the Secretary of State, embracing the details of the census necessary for the reorganization of the Senate districts, and the new apportionment of the Assembly required by the third article of the crustitution.

The sixth article of that instrument also confers upon the present Legislature the discretion and authority to reorganize the judi sal districts. In view of what I have elsewhere stated in relation to the accumulation of business in our courts, I recommend the creation of an additional judicial district of the Supreme Court. The recent enumeration shows that the city of New York will be entitled to two additional justices of the Supreme Court. I recommend a law authorizing their election.

The Stockbridge tribe of Indians claim title to large

met in a spirit which evineed, on the part of the federal government, a just appreciation of the importance of the harbor of New York to the commerce of the Union and of the world.

Distinguished officers, with the advantage of large experience in coast streets, were immediately detailed for this duty. With the Harbor Commissioners they have been efficiently employed during the season. The results, though necessarily incomplete, will be submitted in a report to the Legislature.

It is deeply to be regretted that this subject had not attracted the attention of the Legislature at an earlier day, and before the channels of the two noble rivers that form the harbor whose tonnage exceeds that of any other port in the world, had been seriously narrowed by exceedaments. Much, however, is now being done for the port of New York.

The law authorizing the appointment of Harbor Commissioners, while it defined their duties and tired their compensation, by inadvertence, made no appropriation for their payment. This, while the Commissioners have practised the most rigid economy in their expenditures, has occasioned inconvenience. I therefore ask the earliest attention of the Legislature to this detect in the law, that the commission may receive what is already due, and be enabled to prosecute its duties to a conclusion.

The Act for the Suppression of Intemperance, Pauperism and Crime, passed by the last Legislature, in accordance with the clearly expressed demand of the people, went into operation on the fourth of July last. Notwithstanding it has been subjected to an opposition more persistent, unscrupulous and defiant than is often incurred by an act of legislature; and though legisland in intoxicating liquors—it has still, outside of our large cities, been generally obeyed. The influence is visible in a marked diminution of the evils which it sought to remedy. In the city of New York, and others of our large cities, been generally obeyed. The influence is visible in a marked diminution of the evils which it sought to rem

what amendments, if any, may be needed to render the statute more effective for the suppression of "Intem-perance, pauperism and crime," and to guard against the neglect or malfeasance of those to whom its execution is entrusted, may be matters for your subsequent consi-

A. DODWORTH'S PRIVATE DANCING ACADEMISS, No. 566 Breadway, New York; No. 137 Mortague place, Brooklyn, are now open for the season. Pupils can commense at as y time. Circulars explaining time and terms can be had at the academies.

BROOKLYN.—THE SECOND QUARTER OF MRS. LAN-NAY'S dancing school, at Montague Hall, No. 5 Court street, being open, there are vacancies for new pupils. The quarter dates from the time of entry. Lessons on Wedussday, at 33% o'clock; on Saturday, at 3 o'clock.

PROFESSOR SARACCO'S DANCING AGADENY, No. 379 Fourth street German and American couling class every evening, attended by the citie of New York. Chase every morning, and private lessons at all hours. Subscription till late! May, for evening practice, at a reasonable price.

BILLIARD BALLS. - 100 SETS BILLIARD BALLS, AS-sorted sizes, and 20,000 French cue tips, first quality. For sale by WM. M. WHILLING, 656 Broome street,

BILIARD TABLES. WE OFFER FOR SALE A FINE stock of tables, made with our newly invented cushions, which have given universal satisfaction. Frivate bouses furnished and public rooms fitted up at short notice. GRIFFITH a DECKER, 99 Ann street. One second hand table for sale.

O'CONNOR & COLLENDER'S BILLIABD TABLE MA nufactory, now the most extensive and complete in the country, has been removed to 53 Ann street. Billiard tables, trimmings, &c., of superior quality, at the lowest cash prices. Orders by mail promptly attended to. TO LET OR FOR SALE—A SECONDHAND BILLIARD table; also, to rent for a term of years, to a good tenant, the new Jefferson billiard rooms, with six good tables, and all other fatures complete, situate on the corner of Sixth avenue and Ames street, opposite Tenth street. This is a rare chance, and one of the best locations. The proprietor having other basiness on hand is the reason for renting it. BOARDING AND LODGING.

GOO BROADWAY-Sie-BOOKKERPING, WRITING arthmetse. Mr. DOLBRAR will have several private sents vacated on Monday, which may be secured at \$40 is a full course in practicul double entry. Seats at this private the secured his day or evening. Regular terms \$30. 427 BROOMS STREET—ONE BLOCK PROM BROAD way—board for a family and for single gentlemes als, the modern improvements will be found in the house Terms modernie. French spoken.

141 Lightil STREET, OFFOSITE THE MERGANTH

108 LEONARD STREET, SEAB SECTIONAL.—108 ist, the upper part of this time house, singustly furnished throughout, and provided with baths, gas, and all the modern improvements. Ecoma would be let apparaisally, without board, 108 FOURT H AVENUE, REAR OF GRACE CHURO for with full board, in a house fitted with all modern conveniences.

7 WHET TWENTY THIRD STREET, NEAR SIXTI 1 O avenue... Very pleasant pariors and bedrooms on the first and second floors, front with board, may be had on very advantageous terms, by immediate application. The house contains all the modern improvements. Single gentlemen oan of tain very featurable rooms. Location convenient to cars an avenue. Which pass the door.

56 LISPENARD STREET, NEAR BROADWAY, sarpe front room on the first floor, also a large b. cl room on the second floor, both neatly furnished, to set, without board.

50 East FIFTERSTH STREET, BETWEEN IRVING place and Fourth avenue. Rooms, with board, in a representable private family, convenient to beamon by care and stages.

40 MURRAY STREET—BOARDING FOR GENTLE.
men and their wives and single gentlemen, with pleacant recurs; eas and Croton water in the rooms. Also furnished cooms, in 68 Murray street, to let without board. Apply
at 59 Murray street.

A PRIVATE PAMILY, OCCUPYING A MODERN BUILT bouse near Union square, desire to let a well furnished suit of rooms on the second floor, to a gentlemen and wife, or two gentlemen, with board. Address Irving Place, Union square Post office.

A FRONT PARLOR TO LET-UNFURNISHED, WITH pantry and elecet, to a gentleman and his wife, or two single gentlamen, with board, in a private American family; no children. Terms moderate, and the best of reference is desired. ISS Amity street, second floor.

A COMPORTABLY FURNISHED ROOM, WITH A grave in it, to let, without board, to one or two single gen tiomen; rent low. Apply at 107 Greene street, near Blocoker A GENTLEMAN AND WIFE, OR SINGLE GENTLEMEN can be accommodated with pleasant rooms and board in a small private family, at 74 West wenty second areas. The house contains the modern improvements, and is convenient to care and clarges. Term momerate.

A HANDSOMELY PURNISHED BOOM, AND BEDROOM attached, to let, in a private house, with all the maders improvements. Also, a single room, with grade and gas in the Apply at 96 Prince street, a few doors west of Broadway.

A SUIT OF ELEGANT BOOMS TO LET, WITH PRI

D three single gentlemen, can be accommodated with pleasant rooms, with full or partial hours, in a first class house with all the modern improvements, hall, gas, &c. convon so to cars and stages. Apply at 76 West I wanty-third street References exchanged.

DRIVATE BOARDING.—TWO VERY DESIRABLE rooms to let, to gentlemen and their wives, with buth as lached, in a new brown stone house, replets with every convenience, at 39 Seventh avenue, fourth door below Pourieenth street.

PRIVATE FRENCH BOARDING HOUSE, WITH FUR nished rooms, to let, with or without board; kept on the European style, with all the modern improvements of the age stad is now ready to receive families, and single gouldeness also. 256 Houston street, near Broadway.

TO LET WITH BOARD—A PEW FURNISHED ROOMS in a private family, in house 76 West Thirty-first street near Broadway. The house has all improvements.

TO LET—A SUITE OF HANDSOME FURNISHED rooms, on the account floor of a first class house, to one or two single gentlemen, without board. Remi\$10 per week Also, one handsome furnished room on the third floor, at 43 per week. Apply at 125 Crosby atreet, opposite Niblo's heatre.

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